178.0	0011	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	820,700	/	820,700
USE VALUE:	820,700	/	820,700
ASSESSED:	820,700	/	820,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHENG PO-CHEN--ETAL
Owner 2:	LIU MING-I
Owner 3:	
Street 1:	15 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,858 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1993, having primarily Vinyl Exterior and 2170 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6858.000	382,700		438,000	820,700
Total Card	0.157	382,700		438,000	820,700
Total Parcel	0.157	382,700		438,000	820,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.20 | /Parcel: 378.2

Legal Description

User Acct 121228

GIS Ref

GIS Ref

Insp Date 02/04/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0011-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,700	0	6,858.	438,000	820,700	820,700	Year End Roll	12/18/2019
2019	101	FV	306,700	0	6,858.	438,000	744,700	744,700	Year End Roll	1/3/2019
2018	101	FV	306,700	0	6,858.	369,200	675,900	675,900	Year End Roll	12/20/2017
2017	101	FV	306,700	0	6,858.	337,900	644,600	644,600	Year End Roll	1/3/2017
2016	101	FV	308,900	0	6,858.	287,800	596,700	596,700	Year End	1/4/2016
2015	101	FV	307,500	0	6,858.	250,300	557,800	557,800	Year End Roll	12/11/2014
2014	101	FV	307,500	0	6,858.	231,500	539,000	539,000	Year End Roll	12/16/2013
2013	101	FV	307,500	0	6,858.	220,300	527,800	527,800		12/13/2012

!14050!

PRINT

Date	Time
12/11/20	03:55:58

LAST REV

Date	Time
03/16/17	18:06:05

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14050

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON MAX O	23289-136		6/10/1993		259,900	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2017	266	Re-Roof	10,000	C				
2/1/1993	27		2,000	C				DEMO HOUSE
10/26/1992	542		100,000	C				28X30 GARAGE UNDER

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2016	Meas/Inspect	PC	PHIL C
10/15/2008	Meas/Inspect	355	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
9/30/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6858		Sq. Ft.	Site		0	70.	0.91	7									438,016						438,000	

Total AC/HA: 0.15744 | Total SF/SM: 6858 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 438,016 | Spl Credit | Total: 438,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20147061
Const Adj.:	0.99989998
Adj $ / SQ:	150.169
Other Features:	98500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455019
Depreciation:	72348
Depreciated Total:	382671

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

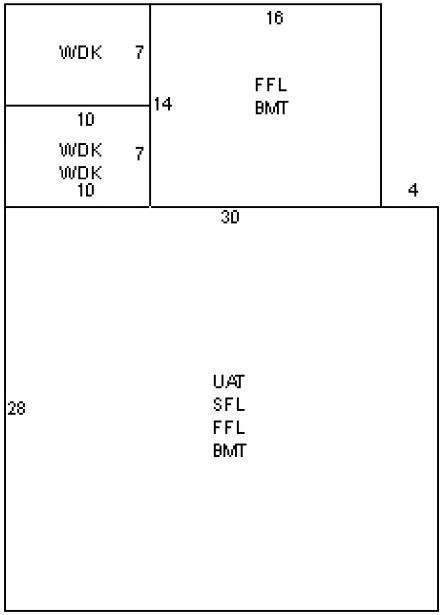
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.17
Special Features:	0	Val/Su Net:	112.96
Final Total:	382700	Val/Su SzAd	201.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	52.370	55,723
FFL	First Floor	1,064	150.170	159,780
SFL	Second Floor	840	150.170	126,142
UAT	Upper Attic	210	60.070	12,614
WDK	Deck	210	10.760	2,260

Net Sketched Area:	3,388	Total:	356,519
Size Ad	1904	Gross Are	4018	FinArea	2170
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0011-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	